

**Comments & Responses**

February 15, 2025

## West End Area Planning Framework Document

	<b><i>Item</i></b>	<b><i>Page Number</i></b>	<b><i>Comment Received</i></b>	<b><i>Response</i></b>
			<b>From Planning Group &amp; Public Meeting</b>	
	1	General comment	Recognize explicitly that “some of what we want”—as expressed in these principles—is “in conflict”; there will have to be trade-offs and compromises down the road.	Addressed in Rebecca’s letter
	2	General comment	There is one underlying theme that a portion of the West End wants no new development in the C. R. P. area, but this document doesn’t make that clear.	Addressed in Rebecca’s letter
	3	General comment	Since both points of view (total opposition to development, and an open mind regarding new development) have been expressed, we need to find ways to represent them both. A question was asked if this document was about consensus or whether it’s about individuals’ points of view.	Addressed in Rebecca’s letter
	4	General comment	Resolve issues on the Urban Renewal Plan and zoning.	Addressed in Rebecca’s letter; summary write-ups for urban renewal and zoning have been removed from the document. The only reference remaining is in the meeting minutes section.
	5	General comment	Expand areas on maps in Principles section.	Leave maps in the Principles section as they are, and use the 11x17 map to show the larger context. Move the 11x17 map to the front part of the document.
	6	Page 5	Determine if “Charles River Park” is the	Keep Charles River Park as the label, and

			appropriate name for the residential core.	explain the use of the term in the sub-areas section of the introduction.
	7	Page 5	Determine if “Charles River Plaza Area” is the appropriate name for that area.	Keep Charles River Plaza Area as the label, and explain the use of the term in the sub-areas section of the introduction.

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			<b>Open Space Principles</b>	
	9	Page 7	Clarify map.	Use a key to differentiate between landscaped, recreational and plaza areas. Rely on the 11x17 map for areas beyond the study area.
	10	Page 6	Add text to overview statement explaining how the ratio of open space to buildings is controlled by the Urban Renewal plan.	References to the Urban Renewal Plan have been removed from the document since issues regarding the plan cannot be resolved as part of this process.
			<b>Community Character Principles</b>	
	11	Page 9	Map—add labels for neighborhoods.	Labels added.
	12	Page 8	Add to overview statement: "... a variety of building types and heights in the residential community..."	Text added.
	13	Page 9	Add text regarding the need to create a good transition or bridge between the West End Area and the North Station area.	Addressed as a principle statement in the Nashua Street Area Section [4 <sup>th</sup> bullet].
			<b>Transportation Principles</b>	
	14	Page 11	Reverse captions for maps.	Map was unclear in its intent and has been removed from this section. 11x17 map used for orientation.
	15	Page 11	Extend areas of maps.	Map has been removed. (see item 14)
	16	Page 11	Break radial arrows at Thoreau Path.	Map has been removed.
	17	Page 11	Simplify map or add key.	Map has been removed.
	18	Page 10	Mention Cardinal O'Connell Way as dangerous - candidate for traffic calming.	Added to Charles River Park principles section [5 <sup>th</sup> bullet].
	19	Pages 10 & 11	Rename "Transportation Principles" to "Transportation and Pedestrian Circulation Principles."	Labels changed.
	20	Page 10	Facilitate at-grade pedestrian access to	Principle text left as is.

			and through MGH campus.	
	21	Page 10	Mention bicycles and bicycle paths.	“Bicyclists” added to overview statement.
	22	Page 10	Mention that the area is dominated by transportation facilities. The names of the transportation facilities should be mentioned.	“Dominated” seems too strong—leave overview statement as is.

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	23	Page 11	Mention the need for an upgrade for the MBTA Science Park Station.	Added to the Nashua Street Area principles section [3 <sup>rd</sup> bullet].
	24	Page 10	Mention change in character of area during day and night—commuters and residents.	Intent of the comment isn't clear; the changes in population throughout the day are perceived to be more complex than this indicates.
	25	Pages 10 & 11	Too much emphasis placed on MGH in the principles section.	Former principles 1 and 2 have been combined. Former principle 3 has been moved to Community Character section.
	26	Page 10	There should be emphasis on healthy streetscapes.	The last sentence in the first paragraph of the Overview statement changed to read as follows: "Maintaining the area's excellent and integrated transportation systems and providing a safe and enjoyable pedestrian environment is key to its continued desirability..."
	27	Page 10	Define - what is crossing a street safely?	General comment on pedestrian safety in Overview statement and Charles River Park principles.
	28	Page 11	Graphic needs to be future oriented.	Map removed from document.
	29	Page 11	Emphasize impact of institutional traffic on residential streets.	The second and third bullets under MGH Campus address this recommendation.
	30	Page 10	Need for traffic enforcement. Mention trucks and limousines at the Fleet Center.	The more general nature of this report doesn't lend itself to discussion at this level of detail.
	31	Page 10	Place more emphasis on and discuss Blossom Street in more detail.	The nature of this report doesn't lend itself to including this level of detail.
			<b>Land Use</b>	
	32	Page 13	Map—add retail on Merrimac and Staniford	Staniford St. retail included.
	33	Page 12	5th bullet is too prescriptive—Mention	The phrase “underground parking” has

			other options in addition to underground garages. Presently written as: "Utilize opportunities to replace surface and above-grade parking with underground garages."	been changed to "other uses."
	34	Page 12	Page 12, bullet 4, the language seems to imply that something is lacking. (The word "strive" should be changed to "maintain.")	"Strive" changed to "maintain" in principles section.

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	35	Page 12	Mention need for more affordable housing.	Addressed as part of the Overview statement.
	36	Page 13	There is a desire for hospitals to include other (more community-friendly) uses in their campuses, and to be a more blended part of the overall area.	Include in MGH principles; add “community friendly.”
	36	Page 12 & 13	Be more normative regarding what types of development should happen around the West End Area (on adjacent blocks).	This seemed beyond the scope of this document, and would need to be discussed with adjacent neighborhoods.
	38	Page 7	Remove apparent contradictions—for example, whether the Lindemann Center plaza should be returned to open space or whether it should be developed.	Addressed as options.
	39	Page 12 & 13	There should be mention of desire for mixed (commercial, retail, residential) use.	Mentioned in both overview statement and Nashua Street Area principles section.
	40	Page 13	Recognize that first-floor retail makes sense in some locations but may not be appropriate in every location.	The phrase “as appropriate” has been added to the text under MGH Campus principles.
	41	Page 8	Define “low-rise” and “mid-rise.”	Intended as general description. Changed to Back Bay scale and Historic West End scale as discussed in the all-day workshops [2 <sup>nd</sup> bullet].
			<b>Community Facilities</b>	
	42	Page 15	Add Mass Eye & Ear as community facility.	Added.
	43	Page 15	Change Stop & Shop to Supermarket.	Changed.
	44	Page 15	Change St. Andrews to St. Josephs.	Changed.
	45	Page 15	Change name of synagogue.	Changed.
	46	Page 14	Mention need for specific additional	“School” added to overview statement.

			services (such as a school) if more residents are attracted to the area.	
	47	Pages 14 & 15	Better define “community facilities.”	Photo of fire station included as example.
	48	Page 14	The continuing need for good law-enforcement needs to be stated.	“Public safety” is included as part of the Overview of Community Character section.
			<b>Other</b>	
	49	Page 97	Make census information more understandable. Add census tract map.	Map added. Tables of numbers replaced with charts.
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	50	General Map	Change Martha Road, label Bulfinch Triangle.	Corrected.
	51		Add updated time line	Updated and included.
	52	General	Redevelopment of Equity parking garage as housing with some parking and supermarket or other amenity.	This level of detail is beyond the intent of this document.
	53	Page 10	Mention bicycle access in MGH and Nashua Street Park.	In transportation principles section, bicyclists are added to the Overview statement. Bicycles are not mentioned as a principle in specific sub-areas.
	54	General	Lack of basic services will cause some segment of the population to move away.	The need to provide adequate community facilities and services is already mentioned in the document.
	55	Page 13	At-grade crossings through MGH (to Bulfinch Lawn) would provide handicapped access.	Actual details of connections are beyond the intent of this document.
	56	Page 6	Sitting areas, recreation areas for children (of all ages). Creating usable open space.	Creation of sitting areas included as part of Open Space principle for Charles River Park. Overview suggests design for diversity of users.
	57	General	Charles Street Extension connection to Nashua Street—both directions.	This is a new concept and has not been discussed with the steering committee or the community, and therefore has not been



				included in the transportation recommendations.
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